

Historic Preservation Commission Meeting Minutes
10 N. Public Square
May 21, 2024
5:30 P.M.

I. Open Meeting

Called to order by Chairman Frisbee at 5:30 PM.

Present: Greg Frisbee, Becky Carr, David Elder, Brad Galland, and Vandi White

Absent: Lisa Ellis and Larry Gregory

Staff Present: David Hardegree, Zack Arnold, Ashley Peters, and Keith Lovell

1. Approval of Minutes

Chairman Greg Frisbee called for a motion to approve the minutes of the last meeting. Board Member Becky Carr made a motion to approve the meeting minutes from April 16, 2024. Board Member David Elder seconded the motion to approve the minutes. The motion carried unanimously. Vote: 4-0.

Certificate of Preservation:

2. COP24-12 206 West Ave.

Applicant: Jim Macht

David Hardegree, Planning and Development Assistant Director, stated per the original application COP24-12, the applicant proposes to replace existing carport with a detached garage.

The house was constructed c 1940 according to Bartow County Tax assessor's records. No GHRS survey for the property. The house is Historic, Non-Contributing. Previous work completed under COP06-07. To replace the front door, a new architectural roof. Was approved on 4/18/06.

Due to the house being non-contributing the determination by the Board should focus on the appropriateness of the proposed modifications on the surrounding houses and on the district.

Chairman Frisbee opened the floor for discussion from the committee.

Jim Macht, 215 West Cherokee Ave, stated that he is going for a Dutch colonial design and will be using the same materials throughout.

Robby Stewart, 408 Terrel Drive, stated that the front location is not designed to be parking by used for a turn around due to the traffic on West Ave.

Board Member Carr asked where the location of the AC unit will be after it is moved. The applicant stated that it will still be located at the back of the property.

Chairman Frisbee asked on the type of material of the windows. The applicant states that they will be wood windows.

Board Member Galland asked about the number of panes that will be on the windows to achieve the colonial look. Applicant states that they prefer six panes over one open.

Chairman Frisbee asked regarding the roof materials. The applicant stated that it would be asphalt shingles.

Chairman Frisbee closed the discussion and asked for a motion to be made.

Board Member White made a motion to approve the project with the following items to be included.

1. Cementitious materials to match the front dormer.
2. Parking area to be revised to a turnaround spot. Determination of size from planning and development office.
3. Windows to be wood and consist of six panes over one.
4. AC to be located on the back of the property.

Board Member Carr seconded the motion. Motion carried unanimously. Vote: 4-0.

3. COP24-13. 10 Hillside Dr.

Applicant: Kevin and Michele Gunter

David Hardegree stated per the original application COP24-13, the applicant proposes to add a front porch and demolish brick steps.

The house was constructed c. 1954 according to Bartow County Tax assessor's records. There is no GHRS Survey. The house is Historic, Contributing. Applicant proposes to demolish the existing brick steps and landing at the front door. The front porch is to be constructed from wood or wood composite materials for the support columns, railings, and decking.

Chairman Frisbee stated that there are no architectural drawings associated with this application and that is a requirement to have on an addition.

Chairman Frisbee opened the floor for discussion from the committee.

Kevin Gunter, 10 Hillside, stated they are interested in adding a covered porch with a possible metal roof. Replace the brick steps with wood steps and porch with iron railings.

Board Member White asked if the railings will go around the complete porch due to code and height of porch. The applicant stated that they were trying to leave the front portion open and would add a railing on the highest point.

Chairman Frisbee stated that he prefers an architectural drawing that shows elevations and does not believe that a determination can be made on an incomplete application.

Keith Lovell, City Attorney, states that it may or may not be necessary to decide. The board is within the rights to ask the applicant to resubmit with the required items but believes that the issue of appropriateness needs to be determined before the applicant spends money on the drawings.

Chairman Frisbee stated that the house does not currently have a front porch and that adding one takes away to historic attributes of the house.

Board Member White stated that she believes an architect will be money well spent and would allow the homeowners to see what would compliment the home the best.

Chairman Frisbee closed the discussion and asked for a motion to be made.

Board Member Galland made a motion to deny the application and allow the applicant to resubmit providing details and intended use. No additional fee for resubmission. Board Member Carr seconded the motion. Motion carried unanimously. Vote: 4-0

4. COP24-15 19 N. Erwin St.

Applicant: City of Cartersville

Mr. Hardegree stated that this is a last-minute add-on. The applicant proposes to demolish the existing structure.

The structure was constructed c. 1916 according to the Bartow County Tax assessor's records. GHRS survey state's structure was constructed c. 1916. The structure is Historic and should be designated as Contributing/Non-contributing designation table included with the adoption resolution, Ordinance 04-04 dated 2-5-02. This table is also reflected in the current city ordinance.

Structure is part of the N. Erwin St. National Register of Historic Places, 1994. The structure is included in the local DBD historic district adopted in 2004. The structure is also part of the Cartersville Downtown Business District National Register of Historic Places, 2014. The building was the home of the first City Hall as well as a police and fire station. Addition to the rear was constructed in 1990's.

Demolition is expected to begin this month. Once new building plans are available, they will be presented to the commission for review.

Chairman Frisbee opened the floor to discussion.

Mr. Lovell stated that studies have been completed on the building and that renovating the property will cost between four to eight million dollars and only provide 6,000 sqft of usable space. The design that the city is looking at would be 10,000-20,000 sqft. A lot of the older items that were wanting to be saved have been moved to the Public Safety headquarters. The timing of the project will take approximately 18 months to 2 years and depending on the number of stories it will cost between three to four million dollars.

Board Member White stated that she would like to have a discussion to see if there are other options to save the existing building and to find a neutral party to provide a full overview.

Mr. Hardegree stated that the interior and floors are very solid. From the studies everything will need to be fully gutted on the interior.

Chairman Frisbee stated that he would prefer to have the committee and council sit down as well as prefer further studies on what can be done to save a historic structure.

Further discussion commenced.

Board Member Galland left the meeting at 6:40pm

Chairman Frisbee closed the floor to discussion.

Board Member White made a motion to deny the demo permit pending a work session with the City Council to discuss additional information as to the feasibility of saving the building. Board Member Elder seconded the motion. Motion carried unanimously. Vote: 3-0.

II. OTHER

Chairman Frisbee asked if there were additional items to discuss.

Mr. Hardegree stated that there were two bids that have come in for review. Board Member Carr and Galland will start the review process. The state grant was approved, and we have two years to complete it.

Chairman Frisbee adjourned the meeting at 7:11 PM

Date Approved: 06/18/2024

/s/ 
Greg Frisbee, Chairman